



Morlink
TRADE PARK

Captillise on the growth in Moreton Bay.
Light Industry Land for Sale - 22 Lots.





MORLINK TRADEPARK

Opportunity Overview

A strategically located light industrial land release in Queensland's rapidly growing area of Moreton Bay.

Morlink Tradepark presents a rare opportunity to purchase freehold land in one of South East Queensland's key industrial corridors. With 22 fully serviced, titled lots for sale, the estate offers flexible zoning, modern infrastructure, and excellent access to major transport routes. Ideal for businesses seeking to build, own, and operate with long-term certainty.

Morlink Advantages:

- **Strategic location** in a high-growth industrial corridor, offering strong demand and long-term business potential.
- **Seamless transport** access to key arterial roads, ensuring smooth logistics and reduced delivery times.
- **Fully serviced freehold lots** in a master-planned estate designed for industrial and commercial use.
- **Flexible zoning & modern infrastructure**, catering to a variety of industries, including logistics and manufacturing.
- **High visibility & exposure** on a major route, providing excellent access and brand presence.
- **Strong regional economy** backed by infrastructure investment, business growth, and workforce availability.



Industrial land is in high demand powering the next wave of growth in Moreton Bay.



Sunshine Coast CBD



Bruce Highway



Morlink
TRADE PARK



Brisbane CBD

UNRIVALED CONNECTIVITY

Location & Accessibility

Prime Position in Moreton Bay's Industrial Growth Zone.

Morlink Tradepark is strategically positioned on Bribie Island Road in Caboolture, one of South East Queensland's fastest-growing industrial areas. The estate offers seamless connectivity to key transport routes, ensuring easy access for logistics and supply chain operations.

Key Location Features:

- **Exposure to Bribie Island Road**, a major arterial route with over 45,600 vehicles per day connecting Caboolture's CBD to Sandstone Point and Bribie Island.
- **Immediate Bruce Highway Access**, providing seamless connectivity to Brisbane (45 minutes south) and the Sunshine Coast (30 minutes north).
- **Established Corporate Park proximity** offers supply chain efficiencies and access to employees and consumers.
- **Public Transport & Workforce Accessibility** – Positioned near key rail and bus routes, ensuring a strong pipeline of workforce availability.
- **Morlink's prime location** makes it an ideal choice for businesses seeking superior access, efficient logistics, and proximity to South East Queensland's key economic zones.

Bruce Highway — 2 K's

Caboolture CBD — 5 K's



**Unstoppable economic expansion is transforming
Moreton Bay into an industrial powerhouse.**

FULL SERVICED LOTS

Zoned for industry

Positioned for growth.

Morlink is zoned for Light Industry, making it ideal for businesses requiring a balance of operational flexibility and accessibility. This zoning supports a range of uses, including warehousing, manufacturing, trade services, and commercial enterprises. Designed to accommodate growing businesses, Morlink offers well-planned infrastructure, efficient transport connections, and a future-ready industrial environment.



Versatile Use

Suitable for a wide range of industrial and commercial activities.



Purpose-Built Infrastructure

Engineered to support logistics, warehousing, and light industry.



Optimised site coverage

Maximises usable space for efficient operations.



Efficient Approvals

Zoning aligns with council planning for faster project approvals.



Investment Security

Long-term zoning stability ensures lasting property value.



Transport Integration

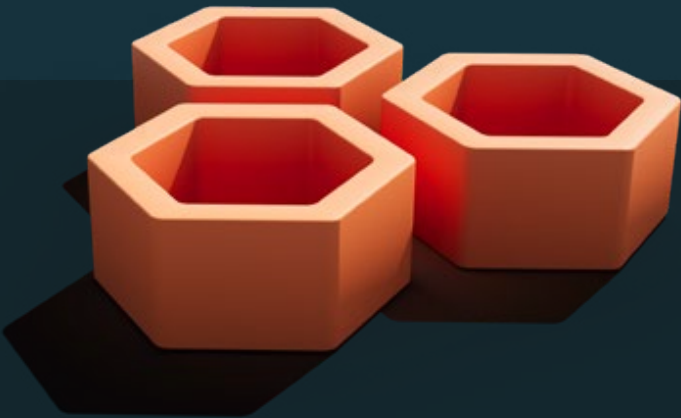
Designed for easy access and smooth heavy vehicle movements.



Regional Connection

Located within Moreton Bay's key growth and business corridor.

From fabrication to freight, Morlink's fully serviced industrial lots and strategic location provide the land, access, and infrastructure growing businesses need to thrive.





A strategic location with direct access to highways, ports, and key transport networks.



MORLINK TRADEPARK

Industrial lots built for business

Morlink's lot layout maximises usability, allowing for efficient site planning and future expansion. With well-structured access and services in place, each lot is ready for development.

Lot	Site Area (m ₂)	Status
1	4168m ₂	Available
2	3213m ₂	Available
3	3219m ₂	Available
4	3157m ₂	Available
5	3016m ₂	Available
6	4998m ₂	Available
7	1377m ₂	Available
8	1371m ₂	Available
9	1371m ₂	Available
10	1344m ₂	Available
11	2500m ₂	Available

Lot	Site Area (m ₂)	Status
12	3517m ₂	Available
13	2750m ₂	Available
14	2786m ₂	Available
15	3000m ₂	Available
16	3000m ₂	Available
17	2752m ₂	Available
18	3000m ₂	Available
19	3500m ₂	Available
20	2600m ₂	Available
21	1318m ₂	Available
22	1253m ₂	Available



ENQUIRE

Contact Agents

Secure your place in
Moreton Bay's industrial
future.

For all sales and leasing enquiries,
contact our exclusive agents at CBRE
and CG Property. Whether you're
looking to purchase industrial land
or explore leasing opportunities, our
team is here to assist.



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